

**Pending approval**  
**MINUTES**

**WEST LAFAYETTE REDEVELOPMENT COMMISSION**  
**609 West Navajo St., West Lafayette, Indiana**  
**Council Chambers**

**December 15, 2009**

The meeting was called to order at 8:34 a.m. President Oates presided.

Secretary Sorensen called the role.

Present: Larry Oates, Steve Curtis, Linda Sorensen, Diane Damico, Gary Lehman  
Janet Elmore and Dottie Rausch

**Old Business:**

Minutes

Commissioner Lehman moved to approve the minutes of the November 17, 2009 Redevelopment Commission meeting. Commissioner Damico seconded. The minutes were approved as written 5-0.

Fitness Trail Update

Parks Superintendent Joe Payne commented that the asphalt and concrete work and most of the fence work have been completed. Quotes have been opened for the latex surface which will be added next spring. Purchase orders have been processed for landscaping and site furnishings. The lighting and some of the signing should be completed this winter. An extension of about ¼ mile has been added to include the new fitness trail at Happy Hollow School. The track surface is now usable.

Riverside Skating Rink Update

Parks Superintendent Joe Payne updated the Commissioners on the repairs at the Riverside Skating Rink. The rink is open, skate rentals have increased and revenues have also increased as anticipated. The Ice Mat is working. Any future repairs to the rink will be reviewed in the spring.

Cumberland Avenue Update

City Engineer Dave Buck presented a summary of the bids opened at the December 7<sup>th</sup> Board of Works meeting. The contract for the Cumberland Avenue Reconstruction Project Phase I has been awarded to Fairfield Contractors, Inc. in the total amount of

\$2,263,416.08 which is less than the estimate. Roudebush Grading, Inc. was awarded the landscape project. Both contracts will be brought before the Board of Works for final approval. Pre-construction meetings have been scheduled with both contractors. Survey work for Phase II - the section from Yeager Road to Salisbury - has also been approved by the Board of Works for \$26,100. Redevelopment Treasurer Rhodes questioned Attorney Brooks if it was necessary for the Redevelopment Commission to ratify the contracts approved by the Board of Works. Attorney Brooks confirmed ratification was not necessary since the Redevelopment Commission has given authority to the Board of Works to act on its behalf.

#### Other

There was no further Old Business.

#### **New Business:**

##### Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes informed the Commission that the final increment payment of \$794,125 for the Certified Technology Park has been received from the State Department of Revenue which brings the total to the \$5M cap. The increment will be appropriated to the Purdue Research Foundation at the next regular meeting of the Commission. Interest earnings remain in the Certified Technology Park Fund to be used at the discretion of the Commission towards the Certified Technology Park. President Oates requested Attorney Brooks contact the Purdue Research Foundation to request the funds.

Treasurer Rhodes noted that the spring increment settlement is expected near the end of December. Treasurer Rhodes also commented that Jim Treat has been working with the auditor to clarify certain parcels within the TIF Districts.

##### Payment of Claims

Commissioner Damico motioned to approve the payment of the Sagamore Parkway TIF claim in the total amount of \$7,725.50. Commissioner Sorensen seconded. The claim from American Structurepoint was for work on the Yeager Road Reconstruction Phase I Project for the month of October. City Engineer Dave Buck anticipates that the right-of-way acquisition will take most of 2010 with the utility relocation and construction beginning in 2011.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to ratify the payment of the Sagamore Parkway TIF claim in the total amount of \$7,725.50 passed 5-0.

Commissioner Damico motioned to approve the Levee/Village TIF Surplus claims in the total amount of \$93,579.92. Commissioner Sorenson seconded. A claim from Butler Fairman & Seufert in the amount of \$4,596.25 was for a street repair evaluation for Chauncey Avenue from Wood Street to Williams which would also coordinate with the Purdue Perimeter Parkway plan. The \$2,353.50 claim from Anderson Heating and Cooling was for the annual maintenance and repairs of the Riverside Ice Rink cooling system. A claim from Certified Laboratories in the amount of \$790.00 was for additional propylene glycol for the cooling system at the ice rink. The claim from Mid-States for \$9,650.00 for the installation of the concrete vault at the ice rink completes purchase order #9022. Deaton Enterprises' claim of \$2,000.00 was for the removal of dead and dying trees pines at the West Lafayette High School Track portion of the Fitness Trail. A claim from Just Dig It of \$5,934.49 was for site excavation at the West Lafayette/Purdue Crew Boathouse. The claims from Carl E. Most & Sons, Inc. for \$61,934.68 and T. J. Gall & Associates for \$6,321.00 were for work through the end of November on the Phase IV Capital Improvement Project at the Wabash Landing Parking Garage. The work is expected to be completed mid-January 2010, weather permitting.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$93,579.92 passed 5-0.

Commissioner Damico motioned to approve the payment of the KCB TIF Surplus claim in the amount of \$54,869.00. Commissioner Sorensen seconded. The claim from Duke Energy was for the relocation of the large utility structure at Kent and Cumberland.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to approve the payment of the KCB TIF Surplus claim in the amount of \$54,869.00 passed 5-0.

#### Other

President Oates welcomed Bev Shaw as returning to work in the Department of Development in the Marketing and Grants Administrator position.

The next meeting was confirmed:

**January 4, 2010 at 4:00 p.m.**

There was no further new business.

**Public Comment**

Commissioner Damico questioned the 2010 Common Council appointments to the Redevelopment Commission.

**Adjourn**

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Sorensen seconded. The meeting adjourned at 9:12 a.m.

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Linda M. Sorensen  
Recording Secretary

Approved:

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Lawrence T. Oates  
President

/djk